



SOUTHEAST FAIRFAX
DEVELOPMENT CORPORATION

**Southeast Fairfax
Development Corporation**

6677 Richmond Highway, Second Floor
Alexandria, VA 22306

703-360-5008
info@sfdc.org

www.sfdc.org



Current Projects on RICHMOND HIGHWAY



1. Fort Belvoir - The BRAC-related expansion of Fort Belvoir is complete and the new Fort Belvoir Community Hospital is up and running. There are now more than 26,000 employees working on post, eclipsing the Pentagon as the military's largest employment site in the DC area. The Army hired InterContinental Hospitality Group (IHG) to upgrade its lodging facilities, renovating one building as a Holiday Inn Express and demolishing other structures to build a new Staybridge Suites on post. The Army is also proceeding with plans for the National Museum of the U.S. Army near the Kingman Gate, with construction depending on the foundation's fundraising.



2. Accotink Village - A development partnership including The Bainbridge



Companies and Eastwood Properties submitted a rezoning application for a mixed-use revitalization project on a 6.6-acre piece of historic Accotink Village, located along Richmond Highway between Fairfax County Parkway and Fort

Belvoir's Tulley Gate. The application calls for 283 housing units and 24,000 square feet of retail space. The county approved a Comprehensive Plan amendment for this area that calls for walkable, mixed-use developments of ground floor retail with housing above. The Board of Supervisors approved the rezoning application in January 2013. The applicant made a design change and its PCA/CDPA was approved by the Board of Supervisors in June 2014.

3. Richmond Highway Widening - In November 2011 the US Department of Defense awarded \$180 million to the Virginia Department of Transportation (VDOT) and Fairfax County to widen the 3.5-mile segment of Richmond



Highway between Mount Vernon Memorial Highway (Route 235) and Telegraph Road from four to six lanes, with accommodations for transit, bicycle, and pedestrian access. This funding was granted as an effort to mitigate the increased traffic resulting from the BRAC-related expansion of Fort Belvoir.

After a process that included several public meetings, a final alignment was identified. Ground was broken on the project in April 2014, with construction completion scheduled for 2016.

- 14. The Grande at Huntington** - Following approval of a Comprehensive Plan Amendment in December 2012, Capital Investment Advisors' rezoning application to redevelop the Adler Shopping Center to a mixed-use project with 275 residential units and 25,000 square feet of ground-level retail space was approved by the Board of Supervisors in June 2013.



- 15. Fairfield Inn & Suites** - Hersha Group, a Pennsylvania-based hotel developer and operator has an approved plan from 2011 to demolish the Fairview Motel at 6417 Richmond Highway and replace it with a 108 room Fairfield Inn & Suites. Hersha has completed demolition and obtained new building construction permits.

- 16. The Parker** - MRP Realty has torn down the 40-year old VSE office building located next to the Huntington Metro on Huntington Avenue, and plans to replace it with a 390-unit story multifamily residential development, a 15-story, 260,000 square foot office/retail building, and a 200-room hotel. The rezoning was approved in November, 2012. MRP's site plan was approved, and construction of the apartments and parking garage is underway.



17. Huntington/Biscayne -

A&R Development is planning a mixed-use redevelopment project at the corner of Huntington Avenue and Biscayne Drive, adjacent to the Huntington Metro station. The project includes 141 residential units and about 3,500 square feet of retail. The Board of Supervisors approved the rezoning application on January 28, 2014.

- 18. Huntington Club Condominiums** - The Huntington Club Condominium Association's Comprehensive Plan amendment was approved by the Board of Supervisors in February 2013. The amendment allows densities up to 3.0 FAR, which would accommodate the applicant's proposal for a mixed-use development containing 1,200 to 1,800 housing units, 600,000 to 1 million square feet of office space, and 127,000 square feet of retail space. Huntington Club has issued an RFP seeking a developer to obtain a rezoning and build the project.

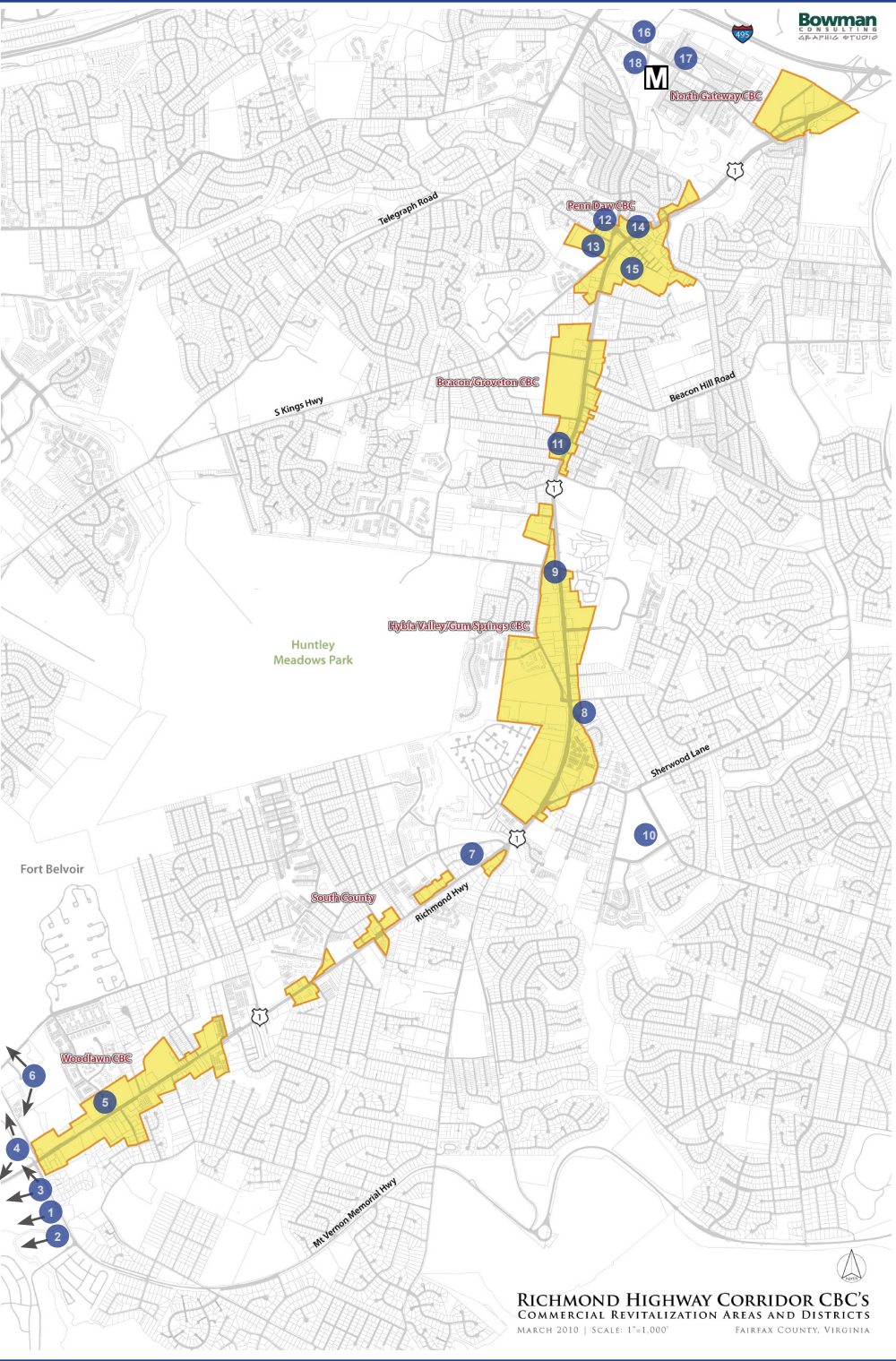
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Southeast Fairfax Development Corporation (SFDC) is a non-profit economic development organization that promotes the revitalization of the Richmond Highway corridor of U.S. Route 1 from the Beltway to Fort Belvoir in Fairfax County, Virginia. For the latest development updates in our area, please visit www.sfdc.org.

Current Projects in the Richmond Highway Corridor

1. Fort Belvoir
2. Accotink Village
3. Route 1 Widening
4. Arcadia Farms/Woodlawn Plantation
5. Towne Place Suites
6. Jeff Todd Way
7. Mount Vernon Gateway
8. Fordson Place
9. CVS
10. Inova Mount Vernon Hospital
11. The Beacon of Groveton
12. The Shelby
13. One Kings (formerly Penn Daw Plaza)
14. The Grande at Huntington
15. Fairfield Inn & Suites
16. The Parker (formerly The View at Huntington)
17. Huntington/Biscayne
18. Huntington Club Condominiums





9. Fordson Place - The development team of Merchants National Properties and Marx Realty completed a new retail center on the east side of Richmond



Highway between Fordson Road and Boswell Avenue. Construction began in March 2013; all retailers are now open: Verizon Wireless, Peet's Coffee, Paisano's Pizza, the Hair Cuttery, Pollo Campero, and Vitamin Shoppe.

10. Inova Mount Vernon Hospital - The hospital broke ground in April 2012 on a \$43.6 million expansion of its Mount Vernon campus. Dedicated in December 2014, the 65,000 SF addition includes a new patient tower, two new operating rooms, and space for future growth and infrastructure upgrades. Medical surgery, orthopedics, joint replacement and rehabilitation services will be specifically enhanced. In addition, an announcement was made by the hospital in December 2012 that it intends to build another 21,000 SF addition to the emergency room. Construction on the ER addition is planned to commence in 2015.

11. The Beacon of Groveton - Phase I of this mixed-use development, which consists of 290 upscale apartments and 10,000 SF of ground-level retail, opened in September 2012. Residential leasing is 95%, and retail spaces are being marketed. Phase II is to include additional retail and a 50,000 SF office building, but no start date has been announced.



12. The Shelby - Insight Property Group's 240-unit luxury apartment building is complete on a 3.38-acre site at the corner of N. Kings Highway and School Street. The Comprehensive Plan for the site was changed as part of the amendment for the Penn Daw area approved in April 2012. Leasing of the \$60 million project began in September 2014 and several tenants have already taken occupancy.



13. One Kings - Combined Properties, the longtime owner of Penn Daw Plaza, has announced plans to demolish the 50-year old shopping center and replace it with a mixed-use development including 490 apartments and townhomes and ground level retail. The development is in line with the 2012 Comprehensive Plan amendment for the Penn Daw area. The Board of Supervisors approved the rezoning application in January 2014.



4. Arcadia Farm / Woodlawn Plantation - The National Trust for Historic Preservation, the entity that owns Woodlawn Plantation, did not renew Woodlawn Stables' lease and the stables closed in June. Arcadia Farm will lease the property from the Trust; Arcadia has indicated that it will expand the size and scope of its organic farm, and has plans to include a farm-to-table restaurant, an outpost of Neighborhood Restaurant Group, on site.



5. Towne Place Suites - Baywood Hotels plans to develop a property at the corner of Richmond Highway and Woodlawn Court, adjacent to the Woodlawn Shopping Center, with a 92-room Towne Place Suites by Marriott, an extended stay property. Baywood's rezoning application was approved by the Fairfax County Board of Supervisors in July 2012. Baywood's design came in about 1,500 square feet larger than its approval; a PCA and SEA to address the issue were approved in February 2014, and a site plan has been submitted.



6. Jeff Todd Way - A new four-lane connector road, running from the intersection of Richmond Highway and Mount Vernon Memorial Highway (Route 235) to Telegraph Road, opened the week of August 18, 2014. A ribbon-cutting ceremony was held on August 25, 2014 in memory of the longtime business and community leader, Jeff Todd.

7. Mount Vernon Gateway - Landmark Atlantic Holdings has been working to assemble 17 acres of land along Richmond Highway between Buckman Road and Janna Lee Avenue that is mostly comprised of older residential and retail structures. In April 2012 Landmark Atlantic obtained approval from the Fairfax County Board of Supervisors of its nomination to amend the Comprehensive Plan to remove commercial uses from its plans and permit about 500 residences, including 350 multi-family units and 150 townhouses. A proffer condition amendment (PCA) application is expected.

8. CVS - Site work has begun on a non-drive-thru, by-right pharmacy at 7312 Richmond Highway. It replaces an Exxon station. Waivers for service drive, right-of-way dedication, storm water detention, screening requirements, trail construction and on-road bike lane provision were obtained.

